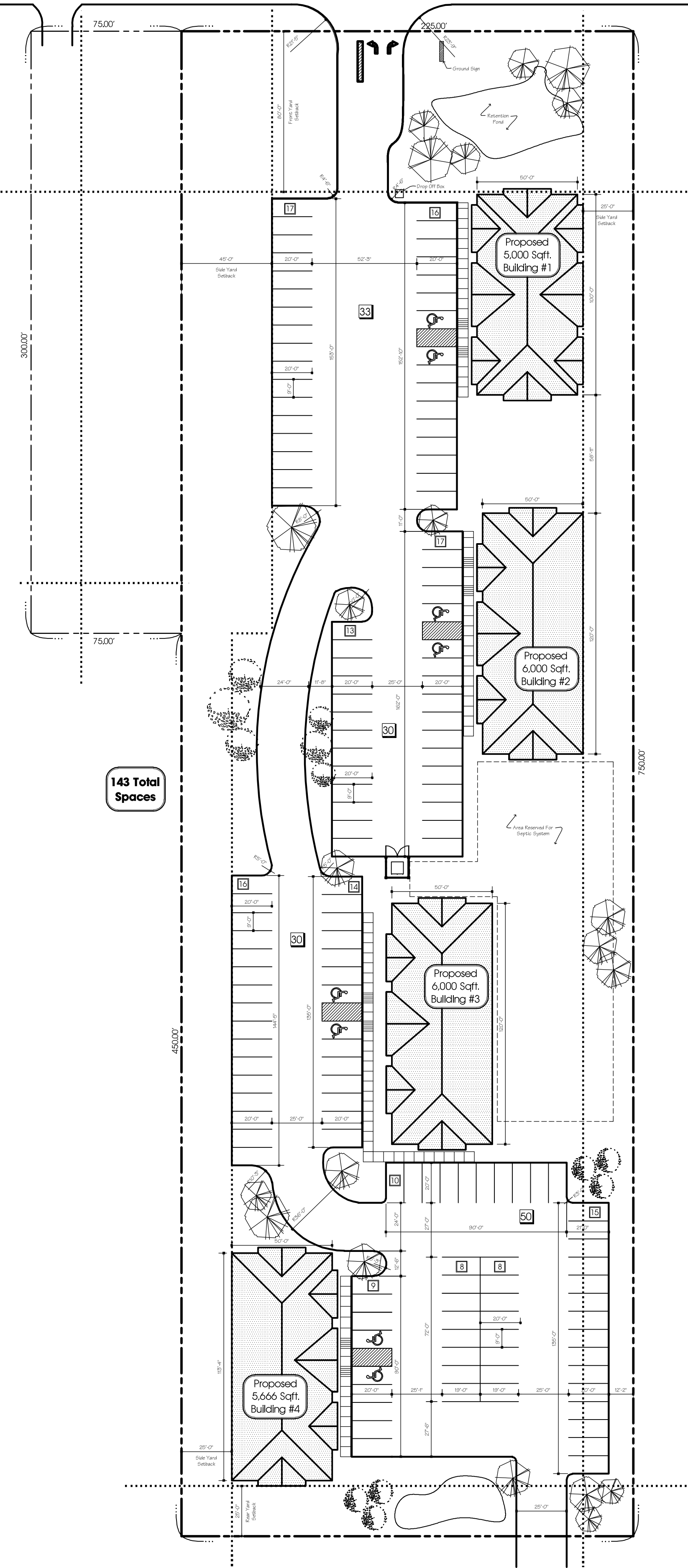


SHERIDAN (Width Varies) DRIVE



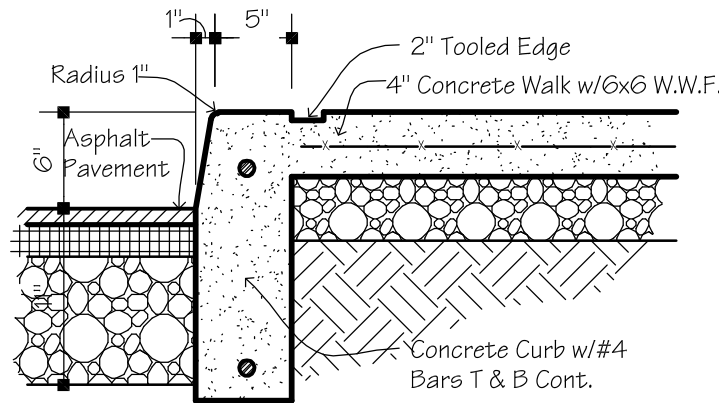
c1.1 Site Plan

1" = 40'-0"



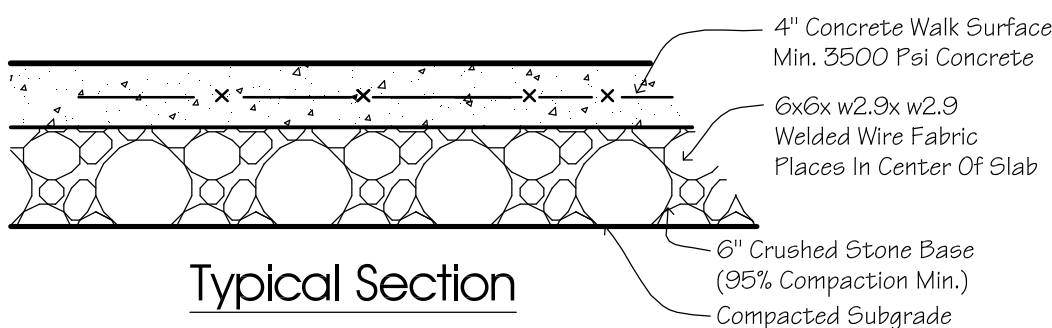
c1.2 Location Map

NTS

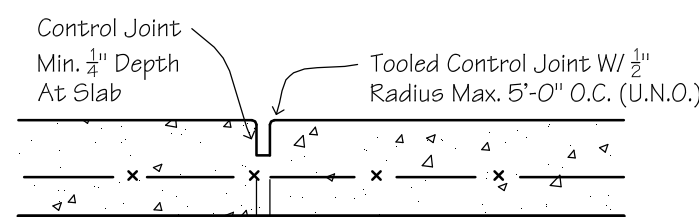


c1.3 Curb @ Sidewalk

NTS

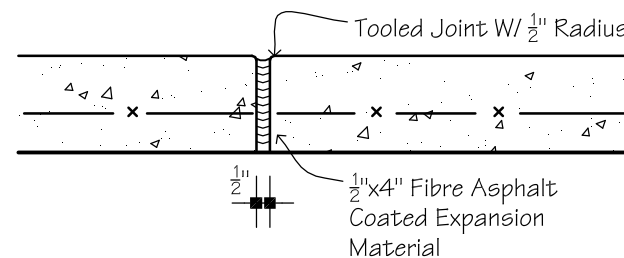


Typical Section



Control Joint

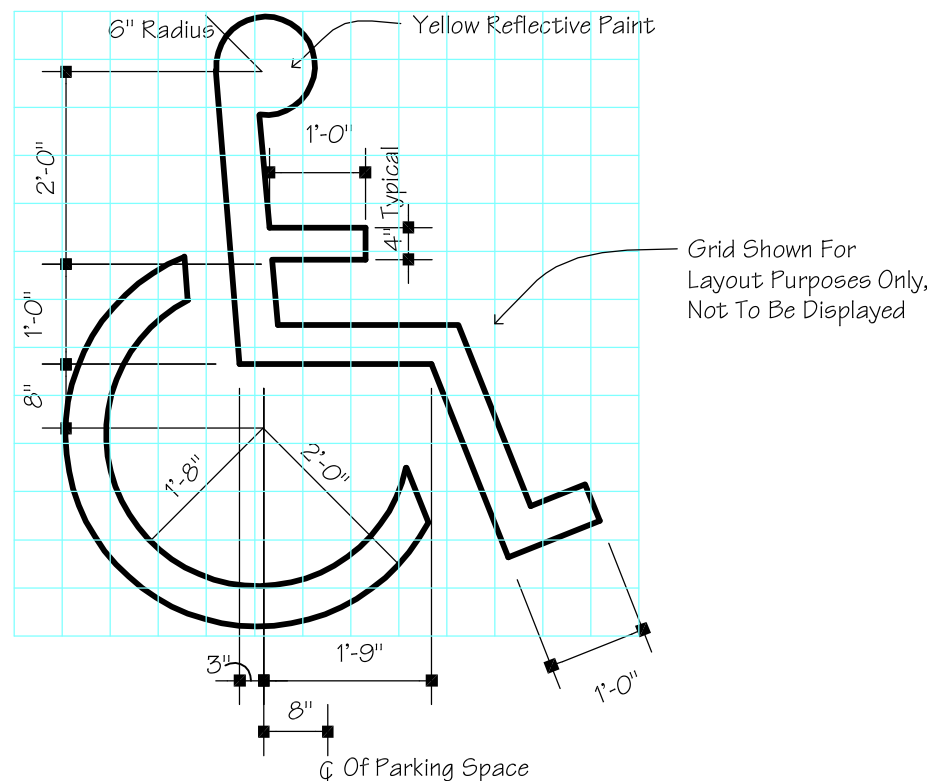
Max. Spacing 5'-0"



Expansion Joint

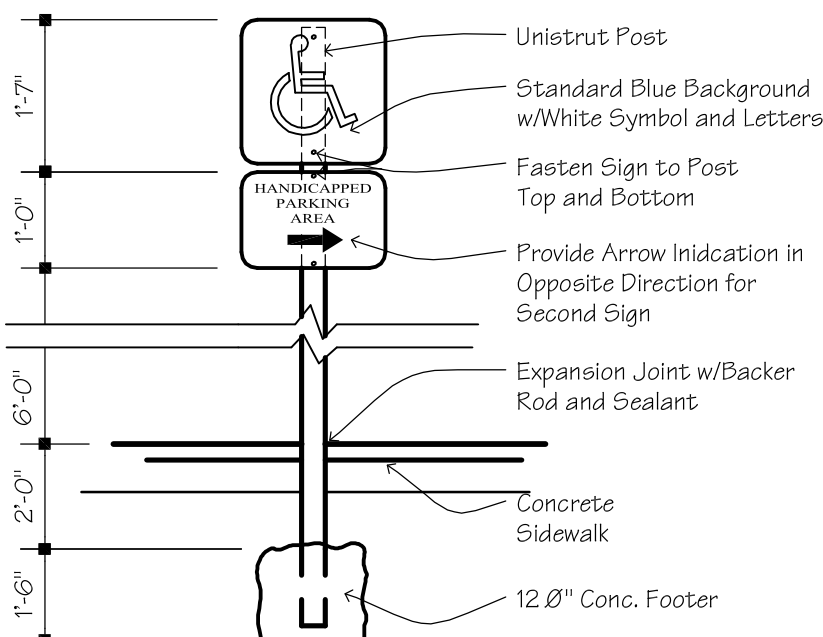
c1.5 Concrete Sidewalk

NTS



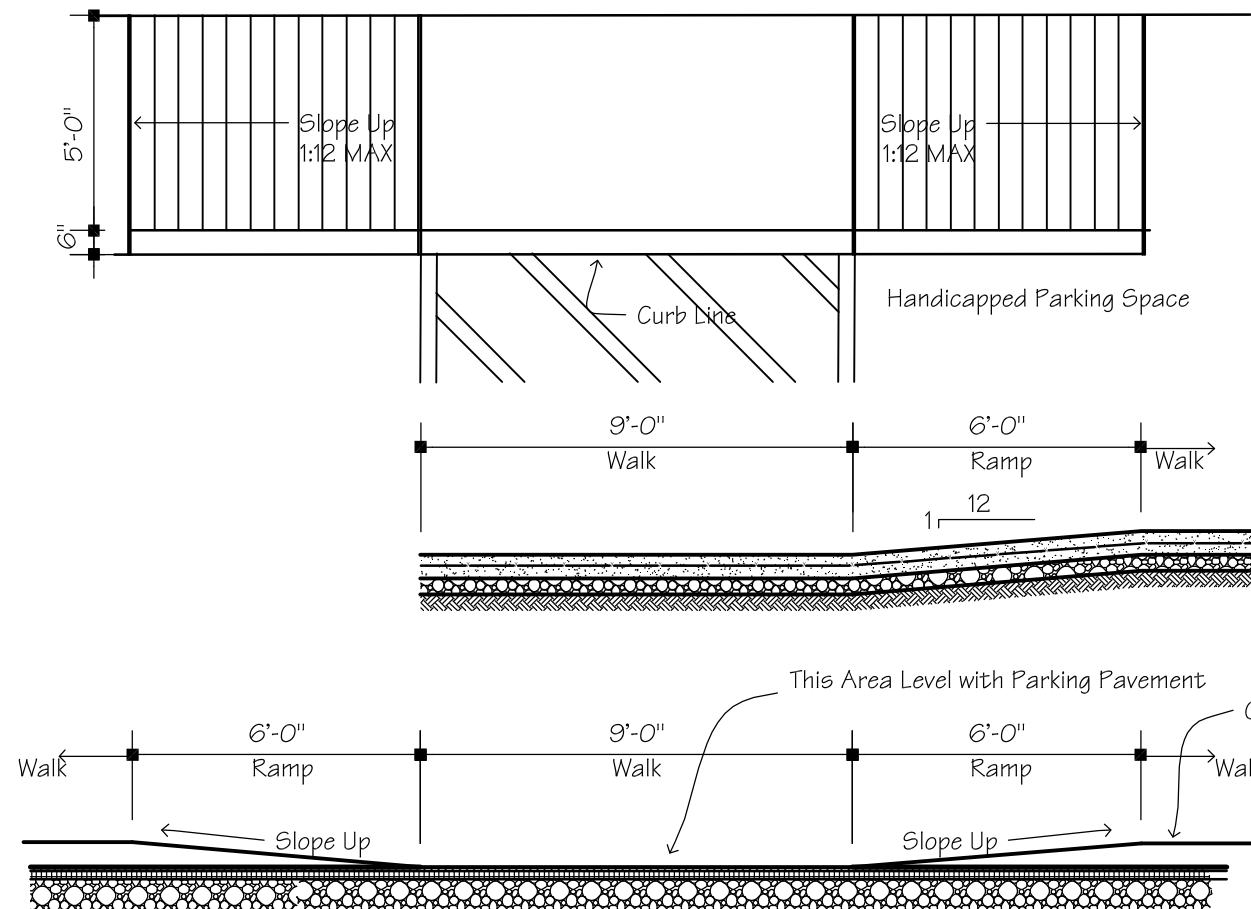
c1.7 H.C. Sign Template

1/2" = 1'-0"



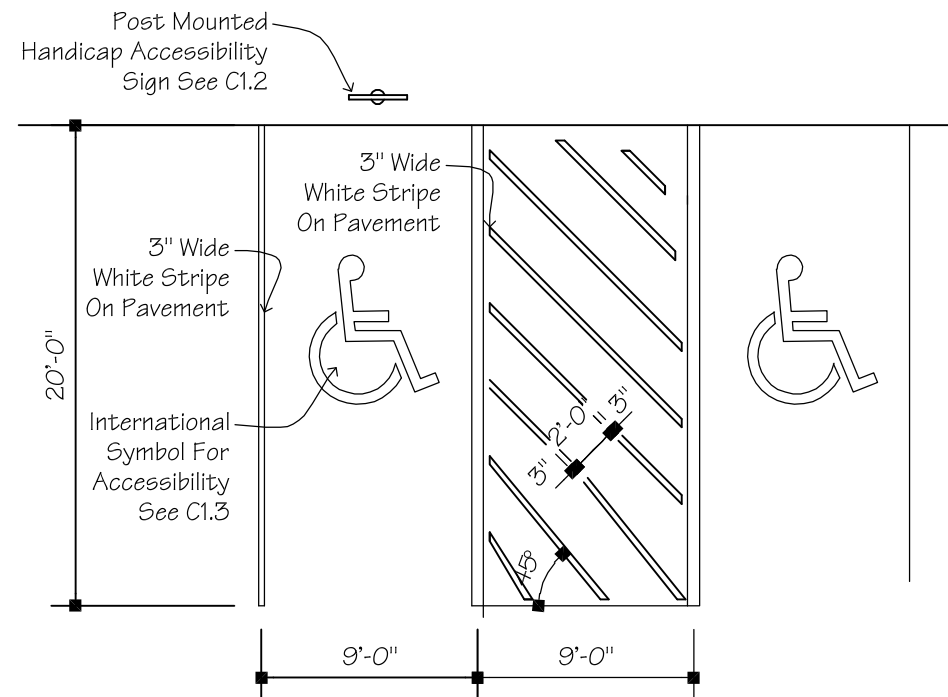
c1.8 H.C. Sign

NTS



c1.9 H.C. Ramp Detail

1/4" = 1'-0"



c1.10 H.C. Accessibility Space (Typ.)

1/8" = 1'-0"

Site Plan Notes

- The Contractor shall coordinate with utility companies prior to beginning work.
- Underground utilities are shown according to the best information made available to us and in appropriate location only. Location is subject to verification prior to construction.
- CAUTION:** Underground utilities including, but not limited to electric, telephone, gas water sanitary sewer and storm sewer are reportedly in the vicinity of this project. Every precaution should be taken during excavation. New York state law requires notification of each utility companies two full working days prior to commencement of work.
- Coordinate the location of all utilities with foundations, subsurface utilities locations, locations of existing utility valves and authorities having jurisdiction over each utility.
- Contractor shall use extreme caution to protect all existing trees and vegetation, and all areas outside the project limits.
- Any damage to the existing utilities, buildings, paving, curb, walks and vegetation (not so designated for removal on these plans) shall be repaired to the previous condition or replaced in kind by the contractor at his own expense.
- Blend all new grades to existing grades. Slope finished grade for positive drainage away from the building.
- Notify and obtain all required permits from each utility service required. Coordinate required inspections, testing and certifications by authority having jurisdiction over each utility service. The contractor is responsible for all filing, testing, inspections and associated fees with each utility.
- The Contractor shall comply with the Town Of Clarence standard drawings and specifications.
- The Contractor shall immediately notify the project engineer and the Town Of Clarence Engineering Department of any hazardous substance encountered during the construction of the work. He shall, at his expense, conform to all laws, rules, regulations and directions, as promulgated by the United States Department of Labor, Occupational Safety and Health Administration, the New York State Department of Health and any such local rules, ordinances and laws when encountering or working with any such hazards.
- Notify the Town Of Clarence at least 48 hours in advance of the start of construction. All existing valves are to be operated by the Town Of Clarence.
- The contractor shall expose existing utilities ahead of the pipe-laying operation, so that, if minor adjustments must be made in elevation and/or alignment due to the interference from these utilities, said changes can be made in advance of the work.
- Unsuitable materials such as frozen organic and/or vegetable material, debris, trees, lumber, large stones or clogs (6" or larger), muck, peat, organic silt will not be acceptable fill and certain man-made deposits of industrial waste, sludge or landfill are also to be determined as unsuitable hazardous material.
- The compaction of all materials will occur at 6" increments, unless otherwise noted.
- Should a fluid condition be encountered at the trench bottom, the Contractor is to install additional stone cradle as ordered by the Engineer.
- All pipe crossing under paved areas are to be backfilled to subgrade with compacted select material to five (5) feet outside the pavement edges.
- The Contractor shall retain the services of a qualified tree expert to remove where necessary, branches which interfere with the construction operation, or repair trees having suffered damage by construction activities. The cost involved in the above is to be included in the various items of the contract.
- Cast In place concrete shall conform to the requirements of N.Y.S.D.O.T. standard-specification section 501 for portland cement concrete.
- All new storm sewer piping to be high density polyethylene pipe (HDPE) with annular corrugations smooth bore (N=0.012 (Or Less) storm sewer or equal.
- Receivers shall be constructed in accordance with N.Y.S.D.O.T. standard specification 604.
- Construction is in accordance with Town Construction Specifications where applicable and/or subject to the latest decisions by the Town Engineer.

Building Design Data	
Occupancy Classification	Structural Loads
Business- Group B	Roof Live Load = 100 psf
Construction Types	Roof Live Load
Type IIB Construction - Unprotected - Unsprinklered	55 psf Ground Snow Load
General Building Loadings	20 psf Dead Load
Maximum number of stories- 2 Actual-1	14 psf Wind Uplift
Allowable building area- 8,500 Actual- 5,000 & 6,000	Basic Wind Speed- 90 mph
Occupancy Loads	Wind Importance Factor- 1.0
Medical - 100 Sq. Ft. per person	Wind Exposure - Exposure B
Professional - 200 Sq. Ft. per person	Soil Bearing Capacity- 3,000 psf
Roof Construction	
Wood Truss W/ Asphalt Shingles	

Minimum Yard Requirements				
Yard	Parking		Structure	
	Allowable	Actual	Allowable	Actual
Front	80'-0"	83'-5"	80'-0"	80'-0"
Side	5'-0"	45'-0"	25'-0"	25'-0"
Rear	5'-0"	31'-0"	25'-0"	25'-0"

Building Height: 23'-10"

Max Lot Coverage: As uses and requirements of yard, off street parking, loading, stacking and landscaping permit

Off Street Parking Professional Office - Minimum 1 Space Per 200 sq.ft. (net)
Medical Office - Minimum 1 Space Per 100 sq.ft. (net)

Building #1
Professional Office 3,600 Gross, Net sq.ft. = 3,600
At One Space Per 200 sq.ft. = 18 Spaces
Medical Office 1,400 Gross, Net sq.ft. = 1,400
At One Space Per 100 sq.ft. = 14 Spaces
Total Spaces Required = 32
We Have Provided **33 Total Spaces**

Building #2
Professional Office 6,000 Gross, Net sq.ft. = 6,000
At One Space Per 200 sq.ft. = 30 Spaces
Total Spaces Required = 30
We Have Provided **30 Total Spaces**

Building #3
Professional Office 4,000 Gross, Net sq.ft. = 4,000
At One Space Per 200 sq.ft. = 20 Spaces
Medical Office 2,000 Gross, Net sq.ft. = 2,000
At One Space Per 100 sq.ft. = 20 Spaces
Total Spaces Required = 40
We Have Provided **40 Total Spaces**

Building #4
Professional Office 3,400 Gross, Net sq.ft. = 3,400
At One Space Per 200 sq.ft. = 17 Spaces
Medical Office 2,266 Gross, Net sq.ft. = 2,266
At One Space Per 100 sq.ft. = 23 Spaces
Total Spaces Required = 40
We Have Provided **40 Total Spaces**

Total Spaces On Site = 143

Required Accessible Parking Spaces Total span, 101 Or More Requires 2 Spaces Plus
1 For Every 50 Spaces Over 100

49.2% of the total ground area is or will be landscaped with deciduous and conifer trees, deciduous and conifer shrubs, ground cover and grass.

8.7% of the interior parking area have been devoted to landscaping

Land Use		
Total Area	168,750 s.f.	100%
Buildings	22,666 s.f.	13.4%
Sidewalk	2,317 s.f.	1.4%
Paved Area	60,764 s.f.	36.0%
Green Space	83,003 s.f.	49.2%



3284 Walden Avenue
Depew, New York 14043
(716) 651-0381 Fax 651-0382

Job Number:
06-253

Proposed Plan
For:

**Rockledge
Professional
Park**

Sheridan Drive
Clarence NY, 14031

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No.	Description	Date	By

WARNING:
It is a violation of Article 147, Section 7303 of the New York State Education Law for any person to alter an item, in any way, on this document, unless under the direction of a licensed Architect.

Title:
Site Plan

Drawn By:
J. Mieschowitz
Date:
1/03/08
Checked:
M. Dean
Scale:
As Noted

Sheet No.:
C-1